

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Louis M. Ray and

I, or we, Catherine Ray, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.3B (211.3) to permit a side yard setback of 0' in lieu of the required 8' and a max of the side yard setbacks of 12' in lieu of the required 20' for an attached garage

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

I wish to build a garage on the side of my house because of the extreme weather conditions, both hot and cold. The protection that either would offer, would contribute to the preserving of my auto, thereby reducing the need of the purchasing period. The house was constructed in the center of the lot. This rebby prevents a good usage of my property

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

DATE September 20, 1979
Contract purchaser Catherine Ray
Address 3302 Windsor Blvd
Petitioner's Attorney Baltimore Md 21207
Protestant's Attorney 944-1932

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of July, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 6th day of September, 1979, at 9:45 o'clock A.M.

William E. Hammond
Zoning Commissioner of Baltimore County.
(over) 9/6/79 9:45 AM

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Windsor Blvd., 116.08' : OF BALTIMORE COUNTY
NE of Yataruba Rd., 2nd District :
LOUIS M. RAY, et ux, Petitioners : Case No. 80-60-A

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 21st day of August, 1979, a copy of the foregoing Order was mailed to Mr. and Mrs. Louis M. Ray, 3202 Windsor Boulevard, Baltimore, Maryland 21207, Petitioners.

John W. Hession, III
John W. Hession, III

LEGAL DESCRIPTION

Beginning at a point on the north side of Windsor Boulevard, 116.08 ft. northeast of Yataruba Road, and running the following courses and distances: N 08° 32' 04" W 92.25', N 09° 22' 37" E 55.24 feet, S 87° 49' 16" E 50.90', S 08° 30' 04" E, 135.35', S 81° 27' 56" W 67.00 to the point of beginning. Otherwise known as 3202 Windsor Boulevard in the 2nd Election District.

September 20, 1979

Mr. & Mrs. Louis M. Ray
3202 Windsor Boulevard
Baltimore, Maryland 21207

RE: Petition for Variances
N/S of Windsor Boulevard, 116.08'
NE of Yataruba Road - 2nd Election District
Louis M. Ray, et ux - Petitioners
NO. 80-60-A (Item No. 5)

Dear Mr. & Mrs. Ray:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/srl

Attachments

cc: John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition #80-60A, Item #5
Petition for Variance for side yard setbacks
North Side of Windsor Boulevard, 116.08 feet Northeast of Yataruba Road
Petitioner - Louis M. Ray, et ux
2nd District

HEARING: Thursday, September 6, 1979 (9:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:rw

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

WILLIAM E. HAMMOND
ZONING COMMISSIONER

June 19, 1979

Mr. & Mrs. Louis M. Ray
3202 Windsor Blvd.
Baltimore, Maryland 21207

RE: Petition for Variance
N/S Windsor Blvd., 116.08'
East of Yataruba Drive

Dear Mr. & Mrs. Ray:

It is the understanding of this office that due to a possible conflict with both the Department of Building Engineers and the Bureau of Public Services, you have contacted Mr. Charles E. Burnham and Mr. John A. Somers of those respective departments in an effort to resolve these questions.

Since both of the above-mentioned departments are represented on the Zoning Plans Advisory Committee, if any problems exist regarding the relocation of the 5 ft. drainage and utility easement or the building setback of the carport from the property line, you will receive comments in this regard.

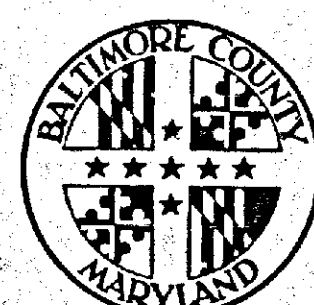
Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC/DI:sf

cc: Mr. James E. Dyer
Zoning Supervisor

Ms. Diana Itter
Zoning Associate III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

MICROFILMED

Mr. & Mrs. Louis M. Ray
3202 Windsor Boulevard
Baltimore, Maryland 21207

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 2nd day of July, 1979.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Louis M. Ray, et ux

Petitioner's Attorney: Nicholas B. Commodari
Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

JAN 20 1980

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the Variances should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore, the Variances should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of September, 1979, that the herein Petition for Variances to permit a side yard setback of zero feet in lieu of the required eight feet and a sum of the side yard setbacks of twelve feet in lieu of the required twenty feet, for the expressed purpose of constructing an enclosed and attached garage, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Relocation of the drainage and utility easement from parallel to the west property line to parallel to the east property line by an instrument of conveyance from the Petitioners to Baltimore County, Maryland.
2. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Zoning Commissioner of
Baltimore County

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1979, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE August 24, 1979

COUNTY OFFICE BLDG.
111 W. CHESTNUT AVE.
TOWSON, MARYLAND 21204

NICHOLAS B. COMMODARI
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Louis M. Ray
3202 Windsor Boulevard
Baltimore, Maryland 21207

RE: Item No. 5
Petitioner - Louis M. Ray et ux
Variance Petition

Dear Mr. & Mrs. Ray:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the north side of Windsor Boulevard, northeast of Yataruba Drive in the 2nd Election District, the subject property is presently improved with a individual dwelling. Adjacent properties are similarly improved and are zoned D.R. 5.5, as is your property.

Because of your proposal to construct a garage to the side of the existing structure within zero feet of the westerly property line, this Variance is required. As indicated in my previous correspondence of June 19, 1979, there is an existing 5 foot Baltimore County drainage and utility easement along this property line. Since the County will not allow any permanent construction over an easement, you were instructed to contact Mr. John A. Sommers of the Bureau of Public Services in order to determine whether the easement could be relocated along the east property line. I have verbally contacted Mr. Sommers, and since he indicated that this had been accomplished, I scheduled this petition for a hearing date.

Particular attention should be afforded the comments of the Department of Permits and Licenses concerning the type of construction of the proposed garage.

Item No. 5
Variance Petition
August 24, 1979

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NB: hkh

Enclosures

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

cc: D. Grise
J. Wimbley
J. Somers
L-NE Key Sheet
14 NW 22 Pos. Sheet
NW 4 F Twp
88 Tax Map

August 2, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #5 (1979-1980)
Property Owner: Louis M. & Catherine Ray
N/S Windsor Blvd. 116.08' N/E Yataruba Rd.
Existing Zoning: DR 5.5
Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 6' for a garage.
Acres: 0.2082 District: 2nd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lot 37, Block I, "Plat 2, Section 2 and Plat 1, Section 6 Including Resubdivision of Part of Sections 3 & 4 (R.R.G. 29-12) and Revision of Lots 19, 20, 21, Block G, Plat 1, Section 2 (O.T.G. 31-130) Deerfield", recorded O.T.G. 32, Folio 71.

Baltimore County highway and utility improvements are not directly involved. However, there is a 5-foot wide Baltimore County drainage and utility easement within this property, contiguous to the westerly outline of this Lot 37, as indicated on the submitted plan.

The Petitioner is cautioned that no encroachment by construction of any structure, including footings, is permitted within County rights-of-way or utility easements. It is the responsibility of the Petitioner to initiate action necessary in connection with any release, abandonment, relocation, etc. of the drainage and utility easement which conflicts with his proposed garage location.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Very truly yours,
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

John D. Seyffert
DIRECTOR

August 28, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #5, Zoning Advisory Committee Meeting, July 2, 1979, are as follows:

Property Owner: Louis M. and Catherine Ray
Location: N/S Windsor Blvd 116.08' NE Yataruba Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 6' for a garage
Acres: 0.2082
District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

August 27, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments on the following items for the July 2, 1979 Zoning Advisory Committee: Items 3, 4, 5, 6, and 7.

Very truly yours,

Michael S. Flanigan
Associate Engineer II

MSF/hmd

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

August 27, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #5, Zoning Advisory Committee meeting of July 2, 1979, are as follows:

Property Owner: Louis M. & Catherine Ray
Location: N/S Windsor Blvd. 116.08' NE Yataruba Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 0' in lieu of the required 6' for a garage
Acres: 0.2082
District: 2

Metropolitan water and sewer exist. Therefore, the proposed garage should not present any health hazards.

Very truly yours,

Ian J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRF:ph

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

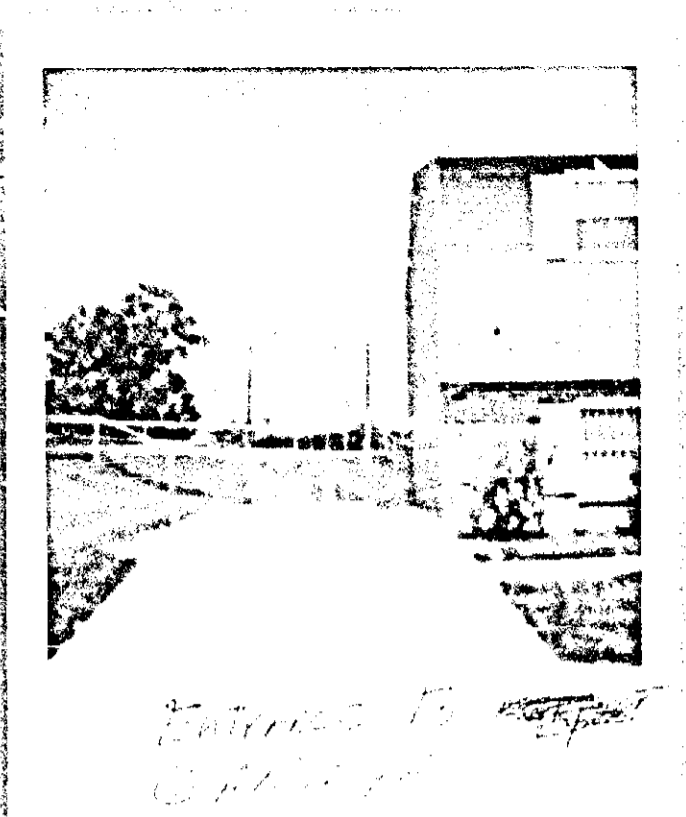
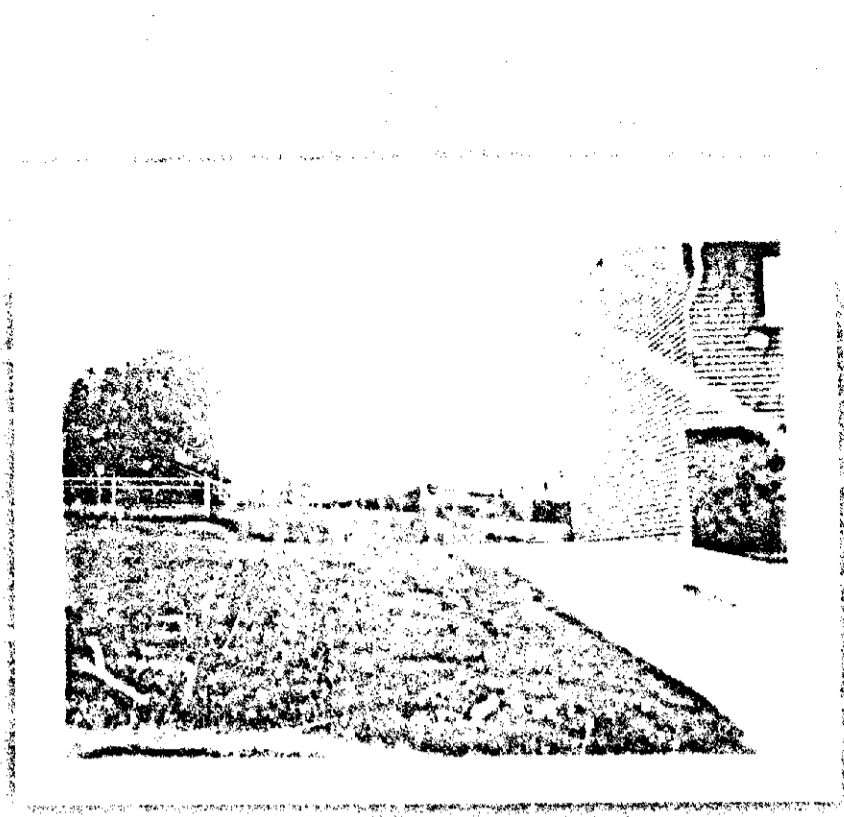
To: William E. Hammond
Office of Planning and Zoning
Date: August 2, 1979

FROM: Captain Joseph Kelly
Fire Prevention Bureau

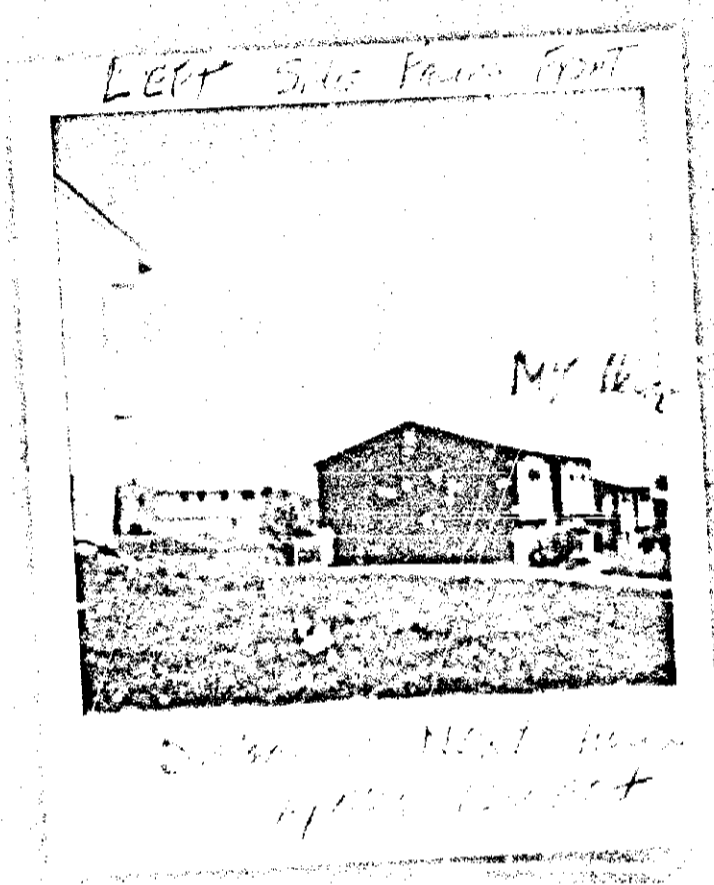
SUBJECT: Zoning Advisory Committee Meeting of July 2, 1979

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

- ITEM # 1 Property Owner: Estate of T. M. Gontrum
Location: E/S York Rd. 135' NW Radcliffe Rd.
No Comments
- ITEM # 5 Property Owner: Louis M. & Catherine Ray
Location: N/S Windsor Blvd. 116.08' NE Yataruba Rd.
No Comments
- ITEM # 6 Property Owner: Merritt Park Associates
Location: W/S Merritt Blvd. 650' N Searles Rd.
No Comments
- ITEM # 7 Property Owner: Blanche C. Kenney
Location: SE/S Eastern Blvd. 40' NE Stemmers Run Rd.
No Comments



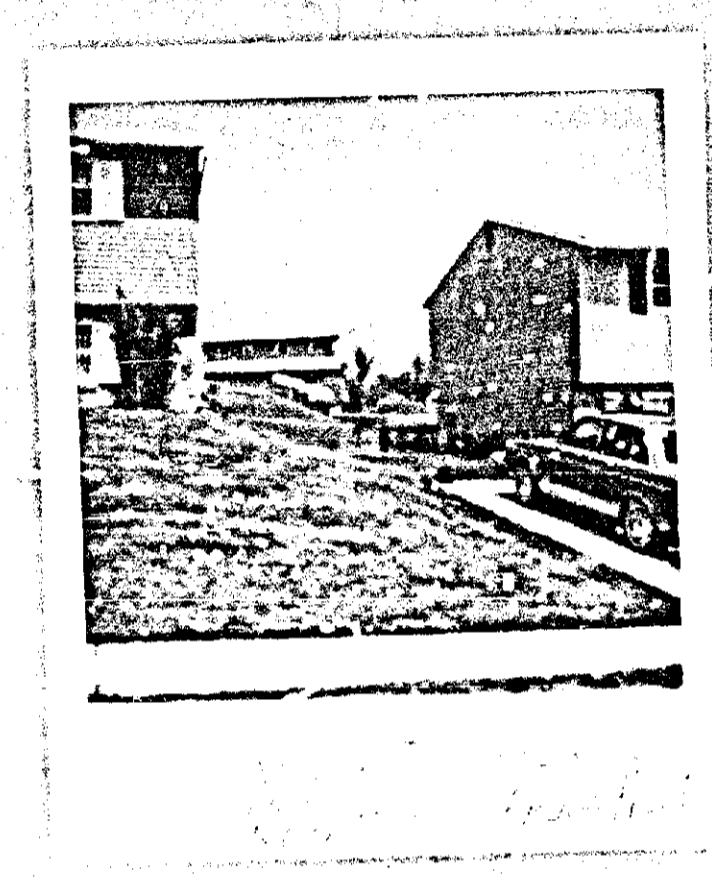
Entrance to ~~camp~~ ^{camp}



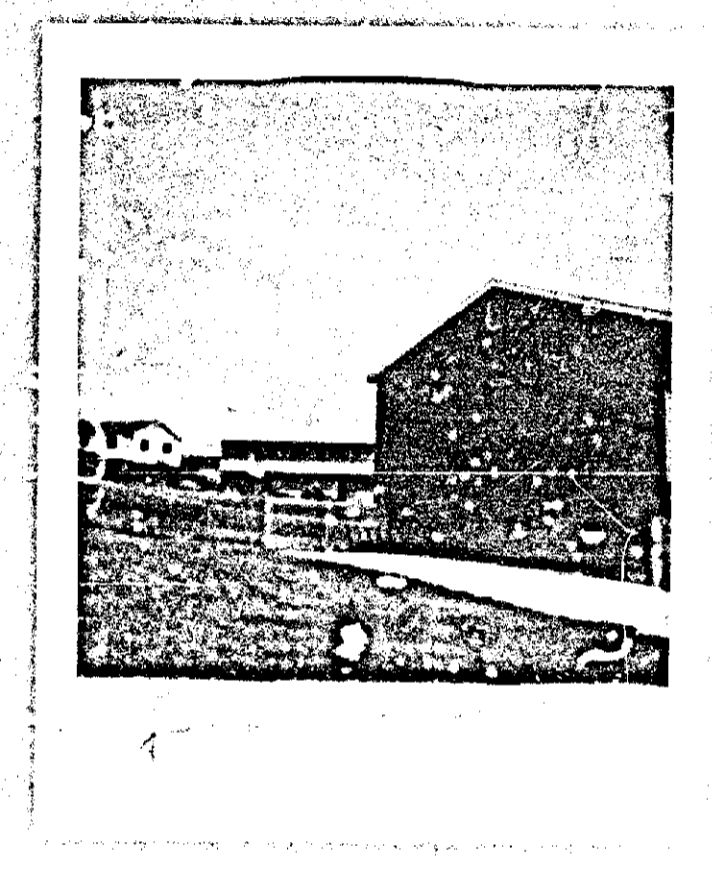
Left Side of main front

My house

View of main front
after sunset



View of main front
after sunset



View of main front
after sunset

